Karen Johnson Davidson County
Batch# 1168315 DEEDWARR
08/13/2024 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240813-0060938

Prepared by and
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2024.

Notary Public
My Commission Expires: 12-22-2025

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Kevin E. Castillo 333 Dunailie Ct Nashville, TN 37217	New Owner	Tax Map(s): 120-05-0 Parcel(s): 182

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
ELIZABETH CORNELIA WELLS-KEY AND EARL HOWARD KEY, WIFE AND HUSBAND,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KEVIN E. CASTILLO AND MARA O. RIVERA, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5C22 on the Plan of Glengarry Park Subdivision, Section 5C, of record in Book 3500, Page 54, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5C22 is described as follows: BEGINNING at a point in the east margin of Winthorne Drive at the common dividing line between Lots 5C22 and 5C21; thence easterly along said dividing line, 130 feet to a point; thence northerly 115 feet to a point in the southerly margin of an unnamed street; thence westerly along the southerly margin of an unnamed street; thence westerly along the southerly margin of said unnamed street 103.2 feet to the beginning of a curve; thence around said curve 37.7 feet to a point in the easterly margin of Winthorne Drive; thence southerly along said drive 77.9 feet to the point of beginning.

BEING the same property conveyed to Elizabeth Cornelia Wells by Quitclaim Deed from Catherine F. Wells, reserving for herself a life estate, dated 1/17/2002 and recorded 1/23/2002 in Instrument No. 20020123-0009151, Register's Office for Davidson County, Tennessee. Catherine F. Wells having since died on October 21, 2009. Elizabeth Cornelia Wells having since married and is now known as Elizabeth Cornelia Wells Key. Earl Howard Key hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.

BEING the same property previously conveyed to William Andrew Wells and wife, Catherine F. Wells by Warranty Deed from Cumberland Valley Builders Corporation dated 2/27/1964 and recorded 2/28/1964 in Book 3701, Page 423, Register's Office for Davidson County, Tennessee.
The said William Andrew Wells died leaving the property vested solely in Catherine F. Wells.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1306 Winthorne Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of August, 2024.

Elizabeth Cornelia Wells-Key

Elizabeth Cornelia Wells-Key

Earl H Key

Earl Howard Key

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Elizabeth Cornelia Wells-Key and Earl Howard Key, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 5 of August, 2024.

Ilisa Sharon Stillman

Notary Public

My Commission Expires: 10/17/2026

(SEAL)



Certificate of Authenticity

I, Aimee Cain, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 5, 2024.

Date

Aimee Cain

Affiant Signature

August 5, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of August, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY